

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JUNE 17, 2008**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 a.m. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Anthony Ghiossi, Building Official

Fletcher Parsons, Associate Engineer

Marni Moseley, Assistant Planner

Trang Tu-Nguyen, Assistant Civil Engineer

PUBLIC HEARINGS

ITEM 1: 461 University Avenue
Subdivision Application M-08-006

Requesting approval of a Certificate of Compliance to legalize two properties zoned R-1D. APN 529-07-052.

PROPERTY OWNER: Gordon S. George & Stella K. George Trust

APPLICANT: Gordon S. George

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented.
7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 14329 Mulberry Drive
Architecture and Site Application S-07-188

Requesting approval to demolish a single family residence and to construct a new residence on property zoned R-1:8. APN 409-15-021

PROPERTY OWNER/APPLICANT: Hallmark Community Services

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project and explained the conditions that were added to the project if approved based on a previous discussion staff had with the concerned neighbors. The public was informed that pursuant to State Law, the Town has no jurisdiction regarding the group home use, and therefore, the use is not subject to this hearing and that the

application is required to be reviewed as a single family residence.

3. Applicant was introduced.
4. Members of the public were present:

Larry DaQuino, neighbor, wanted house pushed back to allow additional parking spaces and expressed concern that there was too much pavement for the driveway.

Dennis Chambers, neighbor, questioned if house was too big for the lot, use did not have adequate parking, expressed safety issues along driveway with the use of ambulances and fire trucks, expressed concern about property values, did not want the entry along the side of the property which faces his house, and felt that the State should have inspected the property.

Sally Danielson, neighbor, expressed concern about property values, wished for earlier notification and wants her fence and the existing chain link fence to remain with the new fence in front of the linked fence.

Bob Osborne, neighbor, requested that the van used for the site have a size limit and questioned if the applicant would be willing to pay to have the utilities of the neighboring property be undergrounded.

Valerie Guy, neighbor, questioned what the evacuation plan would be.

Jeannie DaQuino, neighbor, expressed concerns about parking and the marking of the fire lane for the access driveway.

5. Public hearing closed.
6. Staff explained the following:
 - (a) Parking required for the site is two parking spaces. Based on the driveway and turnaround configuration, six spaces could fit on the site.
 - (b) The house meets all Town Code requirements.
 - (c) The entry is at the front of the house, not the side.
 - (d) The access to the site is 12 feet wide, which is the minimum width required by the Fire Department. Landscaping cannot be provided along the driveway unless the adjacent neighbor agrees to provide an access for a shared driveway. Conditions have been included in the event both parties agree to share the driveway in the future,
7. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The application is Categorically Exempt from CEQA, Section 15303.
 - (b) As required by Section 29.20.150 of the Town Code for Architecture and Site applications, the considerations were all made in reviewing this application.
 - (c) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
 - (d) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 - (1) The Town's housing stock will be maintained in that the house will be replaced.
 - (2) The structure has no historic significance.

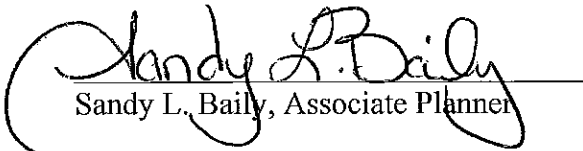
- (3) The property owner has no desire to maintain the structure.
- (4) The economic utility of the structure is in poor condition.
- 8. *Ghiossi* seconded, motion passed unanimously.
- 9. Appeal rights were cited. The neighbors were invited to remain after the meeting to discuss the use with Town staff and the applicant.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 10:30 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Sandy L. Baily, Associate Planner